

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 19th day of February 2020, the Amarillo Local Government Corporation Board of Directors met at 11:30 a.m. on the Third Floor, Room 306, City Hall, 601 South Buchanan Street, with the following members present:

| VOTING MEMBERS | PRESENT | NO. MEETINGS HELD | NO. MEETINGS ATTENDED |
|--------------------------------------------|---------|-------------------|-----------------------|
| William Biggs, Board Member | Y | 52 | 48 |
| Eddy Sauer, Councilmember & Board Member | Y | 29 | 21 |
| John Lutz, Board Member | N | 71 | 65 |
| Howard Smith, Councilmember & Board Member | N | 29 | 27 |
| Michael Haning, President | Y | 20 | 20 |
| Paul Matney, Board Member | Y | 20 | 19 |
| Alfonso Zambrano, Vice President | Y | 11 | 10 |
| EX-OFFICIO MEMBERS | | | |
| Jared Miller, City Manager | N | 33 | 22 |
| Nancy Tanner, Potter County Judge | Y | 6 | 5 |

Absent were John Lutz, Howard Smith and Jared Miller.

Staff in Attendance:

Andrew Freeman, Bryan McWilliams, City Attorney, and Frances Hibbs, City Secretary, Jerry Danforth, and Mick McKamie (by phone).

ITEM 1: Mr. Haning called the meeting to order.

ITEM 2: Mr. Haning stated that at this time the Board would invite comments from interested citizens on matters directly pertaining to policies, programs or activities of the Amarillo Local Government Corporation. There were no comments.

ITEM 3: Minutes of the regular meeting held on December 18, 2019 were presented. Motion was made by Mr. Zambrano to accept the minutes, and seconded by Mr. Matney. The minutes were approved by a 4:0 vote.

ITEM 4: Tony Ensor stated the Sod Poodles were just under 60 days away from opening day. He stated their work has not slowed down. Many of the season packages are sold-out. The Sod Poodles have released their full promo plans. The promos will be much bigger than last year. Group sales started much early this year. Engagement has been amazing by the community. The Sod Poodles won the Texas League Championship with a 78:70 record last year. Mr. Ensor stated the community made a good team a great team. There will be 19 firework shows in the coming year as well as championship games on Mondays (where the team will wear gold jerseys). The Sod Poodles will participate in celebrating the Hispanic heritage and culture with 10-days of Copa de la Diversion “Fun Cup” (Pointy Boots De Amarillo). The Texas League All-Star Games will be held on June 22-23. The ticket sales are going fantastic and they have sell-out crowds for both events. For the Monday event they will be closing 8th

street for player autographs, Homerun Derby, and fanfest autographs. Tuesday is the actual game day. There will be All-Stars coming in for both events. They are calling the 2020 season their sequel season. Mr. Matney inquired how the facility held up. Mr. Ensor replied there were no long lines at the concessions. They will actually work better this year than last year since they moved in seven-days before opening day last year. They have a better understanding of the facility, the reason they were named best AA ballpark in the country. The parking initiative is changing and there has been more interest from the fan base. They will again be requesting the use of last year's parking garage lease. The season ticketholders will not use the City Hall parking lot. That lot will be sold for single games only. The City Hall lot will be shut down during firework nights. Mr. Matney stated the minor league players received a raise. Mr. Ensor replied he did not believe it started until 2021, but the players are signed and paid by the San Diego Padres. Mr. Zambrano inquired about the use of the suites on nongame days. Mr. Ensor replied they had 40 nonbaseball events, such as United Way, high school games, and corporate events. Dr. Sauer came in at this time.

Mr. Ensor stated they are continuing to work on large scale events. There are five high school events scheduled in March. He introduced Jeff Turner, Director of Ticket Sales. Mr. Ensor stated the goal is to do as many events as possible and they sold out of days during the Christmas season. Mr. Zambrano inquired about scheduling concerts. Mr. Ensor replied they are struggling as to which one to schedule since they want the first concert to be a great experience. He stated there is a fine line in finding the right size for the first concert. The first concert should be 6,500-7,000 in order to do it right.

Item taken out of order

ITEM 6: Mr. Haning stated the Sod Poodles contract for spaces in the parking garage was good for one year. Mr. Ensor stated they are good with the same contract for next season and are ready to go. Mr. Freeman stated the current contract allows up to 320 parking spaces. Mr. Danforth replied they have averaged about 80 parking spaces last year. Mr. Freeman stated the fee is a \$5 to \$2 split. Motion was made by Mr. Matney to renew the contract with the Sod Poodles for next season in the parking garage for up to 320 spaces, Mr. Biggs seconded the motion.

Voting AYE were Mr. Matney, Mr. Biggs, Mr. Zambrano, Dr. Sauer and Mr. Haning voting No were none; the motion carried by a 5:0 vote of the Board of Directors.

Mr. Ensor stated they have hired a full-time Mascot Coordinator. They had well over 100 appearances last year. They plan to have over 300 appearances this year and they have currently had 100 visits since December.

Mr. Danforth stated the last funding contract was approved for the MPEV by City Council. When the last expenditure was spent the total project came in under budget by \$500. He further stated all the contractual requirements have been met. Mr. Danforth stated they spent \$6,000 for a new flagpole for the championship flag.

Mr. Danforth stated the parking garage is going well. Joe Taco is waiting on documentations for permitting and then they will be ready for construction to begin. Mr. Biggs inquired how long construction would take to complete. Mr. Danforth stated they are expediting the plans and should begin as soon as possible. Review of the plans usually takes about six weeks but completion of construction will depend on the contractor and the project manager. Mr. Danforth estimated about 3-3 ½ months possibly opening toward the end of May.

Mr. Danforth stated he has met with the new Embassy Suites Manager about the possibility of purchasing additional parking spaces in the parking garage. Mr. Biggs inquired if anyone had spoken to them about their four-star rating. Mr. Freeman responded that the Executive Committee would do a walk through tomorrow. Mr. Haning inquired if there were any plans for barriers for the homerun derby. Mr. Danforth stated they lost two windows in front of City Hall last season and several car windows. Mr. Freeman stated he has met the new Embassy Suites manager, Gus Luna, and requested updates. Mr. Haning inquired if there was an agreement with the Elmore Group for maintenance. Mr. Danforth stated maintenance approval would go through City Council. He stated the Elmore Group has approached them but they have not yet defined their scope.

Mr. Danforth stated the customers for Joe Taco will have 90-minutes of free parking in the parking garage. There will be a \$2 charge for an extra 30 minutes. There is a piece of equipment from SKIDATA that will need to be purchased to validate the parking tickets. It would be a one-time cost with periodic operational software upgrades and minimal maintenance. Mr. Haning stated he spoke with the owner of Joe Taco's and he relayed his concerns about customers having to pay for parking. Mr. Danforth replied all of Amarillo has gone through a learning curve on parking and paying for parking and the need to keep educating the public. Mr. Haning inquired how many times the arm in the parking garage had to be replaced. Mr. Danforth replied once every other month because of vandalism and six times due to vehicle use. The design is a poly quick connect and can be replaced in less than 15 minutes. When the arm goes down they get a notification.

ITEM 5: Michelle Bonner presented the quarterly parking garage financials for six months ended September 30, 2019. She stated TIRZ #1 funded the retail space of the garage. There is also a note to the City for \$225,000 for the retail finish out. As a reminder she stated there is a \$1 million budget that the City has set aside. Ms. Bonner stated the income statement reflects that the City has paid \$71,000 in legal fees to cover projects but that legal fees should be going down. Mr. Haning inquired if it were possible to pay down the notes. Ms. Bonner replied that the parking garage includes a pro forma of \$425,000; 25% or \$106,000; next year 50% of \$425,000. Revenue will have to grow to meet the \$425,000. If it does not grow the City will fund it through Hot Tax Revenue. As the retail space fills in it should pay for the parking garage. Ms. Bonner also presented a chart of the total revenue as transactions that came in and out of the parking garage and for the same period for paid parking on the street. Mr. Biggs inquired why the January numbers were down. Mr. Freeman stated the hotel dropped in January. Mr. Haning inquired if Potter County would leave the garage after their new District Court was built. Ms. Bonner replied LGC had a 20-year lease with Potter County because they donated a lump sum toward the construction. Ms. Tanner stated the old District Court would be torn down for parking.

ITEM 7: Mr. Freeman stated the Board had wished to review the committees. Mr. Haning inquired if Mr. Matney would like to continue serving on the Executive Committee. Mr. Matney stated he would unless someone else had an interest. Motion was made by Dr. Sauer to keep the same Executive Committee, Michael Haning, Alfonso Zambrano and Paul Matney, seconded by Mr. Biggs.

Voting AYE were Mr. Matney, Mr. Biggs, Mr. Zambrano, Dr. Sauer and Mr. Haning voting No were none; the motion carried by a 5:0 vote of the Board of Directors.

Mr. Biggs motioned to dissolve the Parking Enhancement Revenue Committee. Mr. Biggs stated the Committee had spoken to the Civic Center about selling tickets for the parking garage. The past ideas have not resulted in anything and the ideas were not practical. Mr. Haning stated revenue has been going up in the parking garage. Dr. Sauer seconded the motion.

Voting AYE were Mr. Matney, Mr. Biggs, Mr. Zambrano, Dr. Sauer and Mr. Haning voting No were none; the motion carried by a 5:0 vote of the Board of Directors.

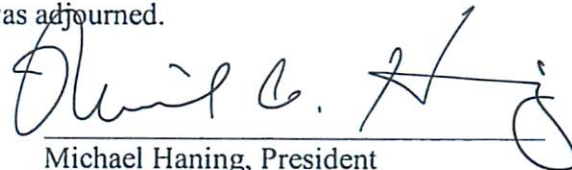
ITEM 8: Mr. McWilliams advised at 12:29 p.m. that the Board would convene in Closed Session per Texas Government Code (1) Section 551.071, consult with the attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter. (a) Discuss regarding status of negotiations of proposed amendments to the Convention Center Hotel Lease and Development Agreement, and related matters. (b) Discuss the Property Management Agreement between the LGC and Amarillo Retail LLC; terms and conditions; amendments. (2) Sec. 551.072, discuss the purchase, exchange, lease, sell, or value of real property and public discussion of such would not be in the best interests of the LGC's bargaining position. (a) Negotiations for the retail space at the City-owned Parking Garage, and related issues.

Mr. McWilliams announced that the Closed Session was adjourned at 1:06 p.m. and reconvened the Regular Meeting.


ITEM 9: Mr. Haning inquired about items for the next agenda. Mr. Danforth stated the need to discuss future equipment purchases for the parking garage.

ITEM 10: Mr. Haning stated the next meeting would be scheduled for Wednesday, March 18, 2020 at 11:30 a.m.

ITEM 11: Mr. Haning announced the meeting was adjourned.


Michael Haning, President

ATTEST:


Frances Hibbs, City Secretary